

**STATE PUBLIC WORKS BOARD**

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**STATE PUBLIC WORKS BOARD**

May 8 1998

**MINUTES****PRESENT:**

Robin Dezember, Chief Deputy Director, Department of Finance  
Peter Stamison, Director, Department of General Services  
Jan Hall, Department of Transportation  
Donna Lucas, State Treasurer's Office  
Rick Chivaro, State Controller's Office

**ABSENT:**

Director, Employment Development Department, Advisory Member  
Assembly Member Joe Baca, Legislative Advisor  
Assembly Member Diane Martinez, Legislative Advisor  
Assembly Member Kevin Shelley, Legislative Advisor  
Senator Quentin L. Kopp, Legislative Advisor  
Senator Leroy F. Greene, Legislative Advisor  
Senator Richard G. Polanco, Legislative Advisor

**STAFF PRESENT:**

Sue Bost, Assistant Administrative Secretary, Department of Finance  
James E. Tilton, Assistant Program Budget Manager, Department of Finance  
Karen Finn, Principal Program Budget Analyst, Department of Finance  
Leyne Milstein, Budget Analyst, Department of Finance  
Mary Kelly, Budget Analyst, Department of Finance  
Matt Paulin, Budget Analyst, Department of Finance  
Rocel Bettencourt, Budget Analyst, Department of Finance  
Peggy Palmertree, Executive Secretary, State Public Works Board

**CALL TO ORDER AND ROLL CALL:**

The meeting was called to order by Mr. Robin Dezember, Chairperson, Chief Deputy Director, Department of Finance at 10:05 a.m. Ms. Sue Bost, Assistant Administrative Secretary for the State Public Works Board called the roll. A quorum was established. It is noted that Mr. Rick Chivaro arrived at 10:06 and Ms. Jan Hall arrived at 10:10.

### **APPROVAL OF MINUTES:**

Ms. Bost reported staff had reviewed the April 10, 1998 minutes and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

**Hearing no objections, the minutes of April 10, 1998 were unanimously approved.**

### **BOND ISSUES:**

Ms. Bost reported that there were four bond items. Items #1 through #4.

Ms. Bost indicated that the four bond items would authorize interim financing. Item #1 is for the Department of Health Services and Items #2 through #4 are for California Youth Authority projects.

Ms. Bost noted that staff recommends approval of the resolutions.

**A motion was made by Ms. Lucas and seconded by Mr. Chivaro to approve Agenda items #1 through #4 of the bonds calendar. The motion was unanimously adopted by a 4-0 vote.**

### **CONSENT CALENDAR:**

Ms. Bost noted that the consent calendar included Items #5 through #22.

Ms. Bost indicated that the consent calendar proposed one request for approval of an energy service contract, three requests for site selection and acquisition, one request for site selection and acquisition subject to approval of CSU Board of Trustees, twelve requests for approval of preliminary plans, one request to approve additional costs for construction, one request to recognize scope change, and one request for approval of an augmentation.

Ms. Bost reported that Item #11 for the Metropolitan State Hospital, Replacement of a Parking Lot, required a related 20-day notification letter to the Legislature and that the letter was sent on April 16, 1998, without negative comments.

Ms. Bost noted that staff recommends approval of the consent calendar, Items #5 through #22.

**A motion was made by Mr. Dezember and seconded by Mr. Stamison that the consent calendar be adopted to approve Agenda items #5 through #22. The motion was unanimously approved by a 2-0 vote.**

### **ACTION ITEMS:**

Ms. Bost reported that there were three action items. Item #23 was on the behalf of the Los Angeles State Office Building Authority related to the Los Angeles State Office Building.

Ms. Bost noted that the Authority was requesting the Public Works Board to take two actions: The first was to authorize site selection and acquisition of Parcel 9354, comprising approximately

1,700 square feet underlying fee beneath a two-story addition with a basement at the Los Angeles State Office Building; and the second was to find and determine that the elements of public necessity have been met and adopt a resolution authorizing acquisition by eminent domain and an Order for Immediate Possession covering Parcel 9354. Ms. Bost also noted that the two actions would be voted on separately.

Ms. Bost reported that there would be several presentations related to the item.

Ms. Deborah Cregger summarized what condemnation is and why condemnation was necessary regarding this action item.

Mr. Michael Courtney described the building basics and who would be occupying the building. He also showed a diagram of the building to show how it would be used.

Ms. Karen Patche discussed the process that was used to try and locate the owner or heirs.

Mr. Stamison indicated that he had toured the site and agreed that the building was needed.

Ms. Hall inquired about what would happen to the resources if no heirs could be found.

Ms. Bost reported that the courts would determine the amount and how long the funds would be held in escrow.

There was no public comment.

**A motion was made by Ms. Hall and seconded by Mr. Stamison that action item #23 be adopted to approve site selection and acquisition of Parcel 9354. The motion was unanimously approved by a 3-0 vote.**

**A motion was made by Ms. Hall and seconded by Mr. Stamison that action item #23 be adopted to find and determine that the elements of public necessity have been met and adopt a resolution authorizing acquisition by eminent domain and an Order for Immediate Possession covering Parcel 9354. The motion was unanimously approved by a 3-0 vote.**

Mr. Dezember reports that he is unable to vote on action item #24 as there might be a conflict of interest. He transferred the gavel to Mr. Stamison.

Ms. Bost reported that action item #24 was for the Department of Military's Los Angeles Armory project site acquisition.

Ms. Bost indicated that the project consists of a 84,153 gross square foot two-story armory building. Ms. Bost also indicated that the building would have space for an assembly hall, classrooms, offices, locker rooms, vaults, administration and all necessary functional and support areas. Also adjacent to the main building will be a 5,000 square foot pre-engineered building for storage, and facilities for washing and fueling vehicles.

Ms. Bost noted that the board approved the site selection and acquisition of the subject property in September 1997.

Ms. Bost reported that while fee interests in the property are not at issue, there are third party interests in the underlying mineral rights related to the subject property that require addressing to eliminate risks to the project. Ms. Bost also reported that the Department of General Services had identified two sets of mineral interests, one dating back to 1937 and the other from 1990. The Department of General Services had negotiated a settlement on the 1990 mineral interest, but had been unable to locate the 1937 mineral interest owners or heirs despite an exhaustive search. Also it is uncertain whether the mineral owners will have the right to surface mine the property.

Ms. Bost indicated that in order to eliminate the construction risk possibility, staff recommends obtaining title insurance to cover the risk of claims from heirs to the 1937 mineral interests prior to approval of preliminary plans and proceeding with the construction project. Ms. Bost also indicated that there was sufficient funds available in the acquisition appropriation for this cost and real estate staff have made arrangements for obtaining the title insurance if the Board so approves.

Ms. Bost noted that staff recommends 1) Approve the settlement of fee interest in Parcel 9613; 2) Approve the administrative settlement of fee interest in the surface rights of entry for the 1990 mineral rights of Parcel 9613; and 3) Approve preliminary plans contingent on obtaining title insurance to cover construction risks for the surface rights of entry for the 1937 mineral rights of Parcel 9613.

Mr. Stamison asked if they should vote on actions separately or as a whole.

Ms. Bost indicated as a whole.

**A motion was made by Ms. Hall and seconded by Mr. Stamison that action item #24 be adopted to approve the settlement of fee interest in Parcel 9613; approve the administrative settlement of fee interest in the surface rights of entry for the 1990 mineral rights of Parcel 9613; and approve preliminary plans contingent on obtaining title insurance to cover construction risks for the surface rights of entry for the 1937 mineral rights of Parcel 9613. The motion was unanimously approved by a 2-0 vote.**

Mr. Stamison handed the gavel back to the Chair, Mr. Dezember.

Ms. Bost indicated that the final action item #25 from the Department of Fish and Game requests the termination of a project to construct a fish barrier on the South Fork of the Kern River through a reversion.

Ms. Bost reported that the Department indicated the U.S. Forest Service agreement is required to pursue the project; the Forest Service does not agree with the project.

Ms. Bost noted that staff recommends termination of the project and reversion of the appropriation authority and funds.

**A motion was made by Mr. Stamison and seconded by Ms. Hall that action item #25 be terminated and the appropriation authority and funds be reverted. The motion was unanimously approved by a 3-0 vote.**

#### **REPORTABLES:**

Ms. Bost indicated there were twenty reportable items.

#### **OTHER BUSINESS:**

Ms. Bost reported that there was one item of other business to appointment James E. Tilton as Administrative Secretary to the Public Works Board.

**A motion was made by Ms. Hall and seconded by Mr. Stamison to appointment James E. Tilton as Administrative Secretary to the Public Works Board. The motion was unanimously approved by a 3-0 vote.**

#### **NEXT MEETING:**

Ms. Bost noted that the next PWB meeting is scheduled for June 12, 1998 at 10:00 a.m.

Mr. Dezember indicated that he would like to recognize staff for there work that was done preparing the agenda items for the meeting and that staffs work is very much appreciated.

Having no further business, the meeting was adjourned at 10:30 a.m.

## BOND ITEMS

### BONDS – ITEM 1

#### DEPARTMENT OF HEALTH SERVICES (4260)

#### CONTRA COSTA COUNTY

#### Richmond Laboratory Phase I

*Authority: Health and Safety Code Section 222(B) added by Chapter. 1173/94*

**a. Adopt a resolution to include the following:**

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between the Departments of Health Services and General Services and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Departments of Health Services and General Services and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the Departments of Health Services and General Services and the State Public Works Board.
- (5) Authorize the use of interim financing, to be repaid from the State Building Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Project Cost:     \$54,500,000**

**APPROVED.**

## BOND ITEMS

### STAFF ANALYSIS – ITEM 1

Department of Health Services, Richmond Laboratory Phase I

Action Requested

**The requested action would authorize interim financing for the construction phase of the project to be repaid from the proceeds of the sale of lease revenue bonds.**

### Scope Description

**This project is within scope.** This project constructs approximately 160,000 gsf of laboratories and offices for the Department of Health Services. The project is comprised of a laboratory building of 85,000 gsf, an animal breeding and holding building of 18,000 gsf, an office wing of 34,000 gsf, and a central plant and hazardous materials storage building of 23,000 gsf. Site improvements including an entry road, a perimeter road, guard building, surface parking and landscaping encompass approximately nine acres. The site is located in the Marina Bay area in the City of Richmond on the former Safeway Distribution Center Site.

### Funding and Project Cost Verification

**This project is within cost.**

\$54,500,000    total estimated project cost

\$11,622,000    preliminary plans \$1,250,000; working drawings \$2,752,000; land acquisition \$7,620,000

\$42,878,000    proposed funding necessary: \$36,940,000 contract; \$1,847,000 contingency; \$4,091,000 project administration

### CEQA

**The project continues to be in compliance with CEQA.**

### Project Schedule

**The project schedule is as follows:**

Preliminary plans approved:	July 12, 1996
Working drawings approved:	December 15, 1997
Complete construction:	April 2000 (projected)

### Other

Previous Board action on July 11, 1996 authorized interim financing for the pre-construction phases of this project.

**Staff Recommendation:    Approve resolution.**

## **BOND ITEMS**

### **BONDS – ITEM 2**

**CALIFORNIA YOUTH AUTHORITY (5460)**  
**HEMAN G. STARK YOUTH CORRECTIONAL FACILITY, CHINO**  
New Vocational Auto/Body Shop

*Authority: Chapter 282/97, Item 5460-301-0660(4)*

**a. Adopt a Resolution to include the following:**

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between Department of Youth Authority and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Department of Youth Authority and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the Department of Youth Authority and the State Public Works Board.
- (5) Authorize the use of interim financing to be repaid from the State Building Construction Fund from the proceeds from the sale of bonds.

**Total estimated project cost:       \$802,000**

**APPROVED.**



## BOND ITEMS

### STAFF ANALYSIS – ITEM 2

California Youth Authority, Construct Auto/Body Paint Shop  
Heman G. Stark Youth Correctional School

#### Action Requested

**The requested action would authorize interim financing for the construction phase of the project to be repaid from the proceeds of the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** This project constructs a new 3,600 gsf Auto/Body Paint Shop. The new work includes site grading, construction of concrete masonry unit building with metal framed roof.

#### Funding and Project Cost Verification

**This project is within cost.**

\$802,000 total estimated project cost

\$102,000 preliminary plans \$41,000; working drawings \$61,000

\$700,000 proposed funding necessary: \$574,000 contract; \$29,000 contingency;  
\$97,000 project administration

#### CEQA

**The project continues to be in compliance with CEQA.**

#### Project Schedule

**The project schedule is as follows:**

Preliminary plans approved:	June 1994
Working drawings approved:	October 1997
Complete construction:	January 1999

**Staff Recommendation: Approve resolution.**

## **BOND ITEMS**

### **BONDS – ITEM 3**

**CALIFORNIA YOUTH AUTHORITY (5460)**  
**FRED C. NELLES YOUTH CORRECTIONAL FACILITY**  
Maintenance Building

*Authority: Chapter 282/97, Item 5460-301-0660(3)*

**a. Adopt a Resolution to include the following:**

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between Department of Youth Authority and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Department of Youth Authority and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the Department of Youth Authority and the State Public Works Board.
- (5) Authorize the use of interim financing to be repaid from the State Building Construction Fund from the proceeds from the sale of bonds.

**Total estimated project cost:        \$2,780,000**

**APPROVED.**

## BOND ITEMS

### STAFF ANALYSIS – ITEM 3

California Youth Authority, Maintenance Building, Fred C. Nelles Youth Correctional Facility

#### Action Requested

**The requested action would authorize interim financing for the construction phase of this project to be repaid from the proceeds from the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** This project constructs a new maintenance building with offices, toilets, janitorial space, material storage, auto shop, welding and machine shop, painting and glass shop, carpentry shop, stationary engineer shop, plumbing shop, grounds shop, electric shop, vector control and lock shop and covered vehicle parking.

#### Funding and Project Cost Verification

**This project is within cost.**

\$2,780,000 total estimated project cost

\$198,000 preliminary plans \$65,000; working drawings \$133,000

\$2,582,000 proposed funding necessary: \$2,257,000 contract; \$113,000 contingency; \$208,000 project administration; \$4,000 agency retained

#### CEQA

**The project continues to be in compliance with CEQA.**

#### Project Schedule

**The project schedule is as follows:**

Preliminary plans approved:	April 1993
Working drawings approved:	January 1998
Complete construction:	June 1999

**Staff Recommendation: Approve resolution.**

## **BOND ITEMS**

### **BONDS – ITEM 4**

**CALIFORNIA YOUTH AUTHORITY (5460)**  
**PRESTON YOUTH CORRECTIONAL FACILITY, IONE**  
New Boiler Room

*Authority: Chapter 282/97, Item 5460-301-0660(1)*

**a. Adopt a resolution to include the following:**

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between Department of Youth Authority and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Department of Youth Authority and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the Department of Youth Authority and the State Public Works Board.
- (5) Authorize the use of interim financing to be repaid from the State Building Construction Fund from the proceeds from the sale of bonds.

**Total estimated project cost:        \$2,108,800**

**APPROVED.**

## BOND ITEMS

### STAFF ANALYSIS – ITEM 4

California Youth Authority, New Boiler Plant, Preston Youth Correctional Facility

#### Action Requested

**The requested action would authorize interim financing for the construction phase of this project to be repaid from the proceeds from the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** This project constructs a new boiler plant consisting of three (350Hp) high pressure steam boilers and all associated piping, pumps, switchgear and controls for complete boiler operations and low nitrous oxide emissions. The new plant building will be a pre-engineered metal building.

#### Funding and Project Cost Verification

**This project is within cost.**

\$2,109,000 total estimated project cost

\$196,000 preliminary plans \$76,000; working drawings \$120,000

\$1,913,000 proposed funding necessary: \$1,615,000 contract; \$113,000 contingency; \$165,000 project administration; \$20,000 agency retained

#### CEQA

**The project continues to be in compliance with CEQA.**

#### Project Schedule

**The project schedule is as follows:**

Preliminary plans approved:	May 1996
Working drawings approved:	November 1997
Complete construction:	March 1999

**Staff Recommendation: Approve resolution.**

## CONSENT ITEMS

### CONSENT – ITEM 5

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**ENERGY ASSESSMENTS**  
**DEPARTMENT OF CORRECTIONS (5240)**  
**NORTHERN CALIFORNIA WOMEN’S FACILITY**  
Energy Service Contract #5374.02

*Authority: Governmental Code Section 15814.12*

#### **a. Approve Energy Service Contract**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 5

Department of General Services, Energy Assessments, Department of Corrections, Northern California Women’s Facility

#### Action Requested

**The requested action will provide approval of an Energy Service Contract for this project.**

#### Scope Description

Approval of this contract will establish a project scope to provide an electric substation and energy efficient lighting for the Northern California Women’s Facility. The substation will enable the site to obtain electricity at a lower cost by purchasing it at primary voltage rather than at secondary voltage service which is the requirement. The prices charged by PG&E for primary voltage service are lower than those charged for secondary voltage service. The lighting retrofits will install energy efficient electronic ballasts and T8 lamps in the existing fluorescent light fixtures throughout the prison.

#### Funding and Project Cost Verification

**This project is within cost.** The cost of the project is \$550,000 to be funded from revenue bonds. Interim financing will be provided by the Pooled Money Investment Board. Total project savings are estimated at \$69,500 annually. The contract payments will begin on August 15, 2000 and end on August 15, 2014. The estimated annual contract payment will be \$58,000 based on a TIC of 8.1 percent. The total of the contract payments is \$870,000 which includes bond overhead, cost of issuance, contract administration and other project costs.

\$550,000      total estimated project cost

\$376,000 to be allocated: construction \$257,000 (\$240,000 contract, \$17,000 contingency);  
A&E 31,000; and other project costs \$88,000

\$174,000 bond overhead, cost of issuance, contract administration

CEQA

N/A

Project Schedule Summary

**The project schedule is as follows:**

Start working drawings: September 1, 1998

Proceed to bid: March 1, 1999

Completion date: June 1, 2000

**Staff Recommendation: Approve Energy Service Contract.**

## CONSENT ITEMS

### CONSENT – ITEM 6

**DEPARTMENT OF GENERAL SERVICES (1760)  
REAL ESTATE SERVICES DIVISION  
DEPARTMENT OF JUSTICE (0820)  
RIVERSIDE REPLACEMENT LABORATORY, RIVERSIDE COUNTY**

*Authority: Chapter 282/97, 0820-301-0001(2)*

**a. Approve site selection and acquisition**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 6

Department of General Services, Real Estate Division, Department of Justice,  
Riverside Replacement Laboratory

#### Action Requested

**The requested approval will permit the fee title acquisition of a 3.5 acre improved parcel from the County of Riverside located in the City of Riverside.**

#### Scope Description

**This project is not currently within scope.** The Legislature approved funding for site acquisition of unimproved land for the construction of a replacement forensics laboratory in the County of Riverside. The State's potential acquisition of this site has been hindered by the County's acquisition of title to a portion of the site through eminent domain action. During these proceedings, the County proceeded with various site improvements (infrastructure). These improvements require the acquisition of an improved rather than an unimproved site as authorized by existing scope. This revised scope and related budget change request has been presented to the Legislature through a Finance Letter which requests a shift of \$314,000 from the construction phase to the acquisition phase.

#### Funding and Project Cost Verification

**This project is currently not within cost.** The project appropriation allocated \$435,000 for the acquisition of the real property. The County of Riverside has indicated that it will sell the property to the State for \$415,000 plus site improvements not to exceed \$314,000. The Department of Justice has submitted a budget change request to increase the acquisition phase by \$314,000 and decrease the construction phase by the same amount which is before the



Legislature as part of the 1998-99 budget. The overall costs for this project remain unchanged at \$11,561,000.

### CEQA

The Department certifies that CEQA requirements have been met. The CEQA Notice of Determination was filed with the State Clearinghouse on August 13, 1997 and the 30 day posting and review period expired on September 9, 1997 without legal challenges.

### Other

- The seller, the County of Riverside, has acquired two of the three parcels required for this project and is currently undergoing eminent domain proceedings to acquire fee title to the third piece of property. The property that the County proposes to sell to the State will include the two parcels already acquired and a portion of this third parcel. The County will co-locate a new sheriff's substation on the remainder of the third parcel currently under eminent domain.
- All parcels will be acquired with clear title and with no structures but will include infrastructure improvements. No relocation assistance will be necessary for this project.
- No environmental hazard assessment was conducted as there were no indications or history of contamination.

**Staff Recommendation:**     **Authorize site selection. Approve acquisition subject to clear title on all parcels and positive Legislative action on the Finance Letter.**

## CONSENT ITEMS

### CONSENT – ITEM 7

**DEPARTMENT OF GENERAL SERVICES (1760)  
REAL ESTATE SERVICES DIVISION  
COACHELLA VALLEY MOUNTAINS CONSERVANCY (3850)  
WILLOW HOLE ACQUISITION PROJECT - RIVERSIDE COUNTY**

*Authority: Public Resources Code Section 33702(d)  
1997-98, Item 3850-301-0296(a)  
Environmental Enhancement and Mitigation Program (EEMP)*

**a. Authorize site selection and acquisition**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 7

Department of General Services, Real Estate Services Division,  
Coachella Valley Mountains Conservancy (3850) Willow Hole Acquisition Project

Action Requested

**The requested action will authorize the acquisition of two parcels.**

Scope Description

**This acquisition is within scope.** The Legislature has approved funding for general acquisition opportunities by the Conservancy in furtherance of its mission. Both properties are vacant and acquisition is sought in fee to preserve the scenic and habitat values of these sites. Both properties will be acquired free and clear of all liens, leases, encumbrances, assessments, or easements (other than public utilities or roads). The acquisition of the Willow Hole property furthers the Conservancy's mission by protecting important scenic and habitat resources integral to the Willow Hole/Edom Hill Fringe-toed Lizard Preserve.

Funding and Project Cost Verification

**This project is within cost.** The statutory and budget act appropriations currently have a balance of \$476,000. The 29.5 acre parcel is to be acquired for \$105,000 and the 40.0 acre parcel for \$130,000. Funding in the following amounts is proposed for this acquisition: \$85,000 from the Environmental Enhancement and Mitigation Program; and \$150,000 in funds from the Coachella Valley Fringe-Toed Lizard Habitat Conservation Plan Mitigation Fee Funds.

### CEQA

The Conservancy certifies that the requirements of CEQA have been met. A Notice of Exemption under CEQA was filed on March 17, 1998. The statutory period for legal challenges expired on April 16, 1998 without legal challenges.

### Project Schedule

It is anticipated that escrow will close by June 30, 1998.

### Other

- The properties were appraised by an independent appraiser at a fair market value of \$105,000 for the 29.5-acre parcel and \$130,000 for the 40.0-acre parcel; the property owners have agreed to sell at these prices. DGS has completed the appraisal review and has found the valuation to be acceptable.
- No environmental hazard assessment was conducted as there were no indications or history of contamination. The Executive Director of the Conservancy has inspected the parcels, and there is no evidence of any hazardous materials on site or of any past use of the property involving hazardous materials.
- Consideration of any implied dedication was reflected in the property valuation.
- CalTrans requires that a Restrictive Covenants Agreement be entered into and recorded on properties acquired with EEM funds. The Conservancy will retain title to the property until such time as another agency can be found to take title subject to the Restrictive Covenants Agreement. In the interim, the Conservancy will seek a Cooperative Management Agreement with either the Bureau of Land Management or the Center for Natural Lands Management, which have management responsibility within the Willow Hole Fringe-toed Lizard Preserve where these properties are located. No management costs are anticipated for the Conservancy.

**Staff Recommendation:     Authorize site selection and acquisition.**

## CONSENT ITEMS

### CONSENT – ITEM 8

**DEPARTMENT OF GENERAL SERVICES (1760)  
REAL ESTATE SERVICES DIVISION  
BOARD OF TRUSTEES OF THE CALIFORNIA STATE UNIVERSITY  
CALIFORNIA STATE UNIVERSITY - CHICO, BUTTE COUNTY**  
Parcel numbers 9794, 9795, 9796, and 9797

*Authority: State University Revenue Bond Act of 1947  
Government Code Sections 9000-90081*

**a. Authorize site selection and acquisition subject to approval of CSU Board of Trustees.**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 8

Department of General Services, Real Estate Services Division, California State University -  
Chico  
Board Of Trustees Of The California State University

#### Action Requested

**The requested action will authorize site selection and acquisition of four apartment complexes to provide housing for students at California State University, Chico.**

#### Scope Description

The scope of this acquisition is comprised of four parcels each within an apartment complex which will provide housing for 341 students.

Colony Inn/Abadir property (Parcel 9794): Located five blocks from the northwest corner of the California State University, Chico campus on 4.35 acres. The property includes thirteen two-story buildings containing sixty apartments with 240 bedspaces.

McConnell properties (Parcels 9795-9797): All units are unfurnished. Kitchens include stove, refrigerator, microwave, dishwasher, disposal and washers and dryers.

- Parcel 9795: Located two blocks from the CSU Chico campus on 0.47 acres, this property includes eight townhouses with 32 bedspaces. Each unit is 1400± square feet.

- Parcel 9796: Located two blocks from the CSU Chico campus on 0.47 acres, this property includes ten townhouses with 33 bedspaces. Each unit is 1250± square feet.
- Parcel 9797: Located four blocks from the CSU Chico campus on 0.53 acres, this property includes nine townhouses, with 36 bedspaces. Each unit is 1300± square feet.

#### Funding and Project Cost Verification

**This project is within cost.** Funding for this project is from proceeds of a bond sale scheduled for issuance on June 2, 1998 by the California State University Board of Trustees. The properties were appraised by Department of General Services, Real Estate Services Division. The selling price has been agreed to by the CSU Board of Trustees and the property owners. Total cost of the acquisition is \$5,488,000 and includes funds for repair and renovation. Bonds will be repaid from property operating revenues.

#### CEQA

The Board of Trustees have determined that this project is Categorical Exempt under CEQA. The exemption was filed with the State Clearinghouse on September 24, 1997.

#### Project Schedule

Escrow is expected to close on or about June 23, 1998.

#### Other

- The CSU Board of Trustees will receive a positive staff recommendation at their May 12-13, 1998 meeting and are expected to approve this acquisition.
- Existing tenants will be accepted under current terms of their rental agreements and no relocation expenses anticipated.

**Staff Recommendation: Approve site selection and acquisition subject to approval by CSU Board of Trustees.**

## CONSENT ITEMS

### CONSENT – ITEM 9

#### CALIFORNIA CONSERVATION CORPS (3340)

#### MONTEREY COUNTY

Elkhorn Slough Facility – Replace Kitchen Facilities

*Authority: Chapter 282/97, Item 3340-301-0001(1)*

- a. Approve preliminary plans
- b. Approve additional costs for construction support \$5,000  
(8.3%)

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 9

California Conservation Corps, Replace Kitchen Facilities, Elkhorn Slough

#### Action Requested

**The requested action will provide approval of preliminary plans and release working drawing funds.**

#### Scope Description

**This project is within scope.** This project will renovate the existing garage which will be converted to a new kitchen complete with new interior walls, flooring, cabinetry, mechanical and electrical systems. Site work includes a new septic tank with leach field system, underground utilities (water and electrical) and minor exterior ADA upgrades.

#### Funding and Project Cost Verification

**This project is within cost.** The department is requesting additional funds of \$5,400 (8.3%) for construction support. This increase is more than offset by a decrease in A/E services, resulting in a net decrease in the project cost of \$16,700.

\$20,000 total funds appropriated

\$103,000 total estimated project cost

\$10,000 project costs previously allocated: preliminary plans

\$88,000 to be allocated: for working drawings \$23,000; and construction \$65,000 (\$61,000 contract, \$4,000 contingency) at CCCI 3722

\$5,000 additional funds required for construction support

\$17,000 net project savings

#### CEQA

The CEQA Notice of Exemption was filed March 13, 1998 at the State Clearinghouse. The statute of limitations will expire April 16, 1998.

#### Project Schedule

**The project schedule is as follows:**

Start Working Drawings:	May 1998
Bid Date:	August 1998
Completion Date:	March 1999

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT – ITEM 10

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**THE FOREST OF NISENE MARKS STATE PARK, SANTA CRUZ COUNTY**  
Department Parcel Number A21401 (DPR 1150)

*Authority: Public Resources Code Section 5907(b)(1)(A)*  
*Chapter 162/96, Item 3790-301-0786(6)*

**a. Approve site selection and acquisition**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 10

Department of Parks and Recreation, The Forest of Nisene Marks

#### Action Requested

**This requested action will permit the acquisition of approximately 92.5 acres for addition to The Forest of Nisene Marks State Park.** The parcel is unimproved and unoccupied and acquisition is sought in fee.

#### Scope Description

**The acquisition is within scope.** In 1988, the California voters approved Proposition 70 -- the Wildlife, Coastal, and Park Land Conservation Bond Act Initiative (the 1988 Bond)-- which directly appropriated \$12 million to Department of Parks and Recreation (DPR) for the acquisition of lands for the California Redwood State Parks including The Forest of Nisene Marks, without specifying particular parcels.

#### Funding and Project Cost Verification

**This project is within cost.** The funding item has a balance of \$160,000; this acquisition would exhaust this appropriation. The Trust for Public Land (TPL) is willing to sell the property to the State for the funding balance and donate any difference in market value (estimated to be almost \$40,000). The acquisition is eligible for these 1988 Bond funds; and the use of these funds for this acquisition is consistent with the Department's overall plan for these funds. Additional acquisition costs estimated at \$4,000 will be expended from the 1996 Budget Act appropriation for opportunity acquisition.



### CEQA

The Department certifies that the requirements of the California Environmental Quality Act (CEQA) have been met. A Notice of Exemption was filed on February 11, 1998, and the final review period was concluded on March 18, 1998.

### Project Schedule

The anticipated close of escrow is in June of 1998.

### Other

- The property was appraised by an independent appraiser who established an estimated fair market value of \$700,000 for the property without deed restrictions. With the restrictions placed on the deed, the Department of General Services review appraiser has determined that the value of property still exceeds the State's cost of \$164,000. The covenants and restrictions placed on the deed by TPL will restrict the uses of the property to natural preservation and outdoor recreational purposes.
- A field survey for environmental hazards conducted by DPR found no indications of existing contamination or history of past contamination.
- The property is being purchased for DPR by TPL through a Bankruptcy Court Action. The current property owner will refinance and retain a 6.48-acre portion of the overall parcel for a private residence. The property acquisition agreement will require the delivery of clear title to the property prior to acquisition.
- Because the property has historically been used in conjunction with the 6.48-acre developed portion (that is being excluded from the purchase) as a private residence with boundary fencing and controlled vehicular access, the appraiser did not indicate any issues related to implied dedication that would affect the property value. The Department has indicated that the inholding of the private residence will not negatively impact operation and maintenance of the park.

**Staff recommendation:      Approve site selection and acquisition.**

## CONSENT ITEMS

### CONSENT – ITEM 11

**DEPARTMENT OF MENTAL HEALTH  
METROPOLITAN STATE HOSPITAL, LOS ANGELES COUNTY**  
Replacement of Parking Lot

*Authority: Chapter 162/96, Item 4440-301-0001(2)*

- a. Recognize scope change
- b. Approve augmentation **\$215,000**  
**(12.9%)**  
**(17.8% cumulative)**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 11

Department of Mental Health, Metropolitan State Hospital, Replacement of Parking Lot

Action Requested

**The requested action will recognize a scope change and approve an augmentation necessary to complete the project.**

Scope Description

**This project is not within scope.** The original scope of this project included the construction of 105 replacement parking spaces which were eliminated to install a perimeter security fence. These parking spaces were erroneously eliminated from the project scope during the preliminary plan phase. The omission was recently discovered. Board action will correct the prior exclusion of the parking spaces from the project scope.

### Funding and Project Cost Verification

**This project is not within cost.**

\$2,231,000 total estimated project cost

\$1,935,000 project costs previously allocated: preliminary plans \$78,000; working drawings \$97,000; and construction \$1,760,000 (\$ 1,483,000 construction contracts, \$75,000 contingency, \$203,000 project administration)

\$81,000 previous augmentation

\$215,000 proposed funding necessary

The total estimated cost for the remaining work is \$215,000 with no available funds to cover this expenditure. The additional funds required represent 12.9% of the original construction appropriation. A prior augmentation was made to this project in the amount of \$81,000 (4.9%). The current augmentation request will bring the total augmentation to \$296,000, or 17.8% of the original construction augmentation.

### CEQA

The project continues to be in compliance with CEQA, with the parking project receiving Categorical Exemption status.

### Project Schedule

**The project schedule is as follows:**

Complete construction: August 15, 1998

### Other

The 20-day notification was forwarded to the Legislature on April 16<sup>th</sup>; the 20 days expired without comment on May 5, 1998.

**Staff Recommendation: Recognize scope change and approve augmentation.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 12**

**UNIVERSITY OF CALIFORNIA (6440)**  
**BERKELEY CAMPUS, ALAMEDA COUNTY**  
Seismic Safety Corrections, Barker Hall

*Authority: Chapter 282/97, Item 6440-301-0658(3)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 12

University of California, Berkeley, Seismic Safety Corrections, Barker Hall

#### Action Requested

**The requested action will provide approval of preliminary plans.**

#### Scope Description

**This project is within scope.** The project will strengthen Barker Hall through the use of exterior shear walls with drilled pier foundations, interior columns reinforcement at perimeter walls, and roof reinforcement. The canopy at the south side will be replaced. Mandatory accessibility upgrades and fire sprinkler and alarm systems will be installed in the building. The exterior and interior work will be contracted for separately.

#### Funding and Project Cost Verification

**This project is within cost.**

\$13,404,00      total estimated project cost

0

\$589,000      previously allocated for preliminary plans

\$12,815,00      to be allocated for: working drawings \$727,000; construction \$12,088,000

0

(\$10,768,000 contracts, \$504,000 contingency, \$816,000 A&E) at CCCI 5734

#### CEQA

The University certifies that it has complied with the requirements of CEQA for this project.

#### Project Schedule

**The project schedule is as follows:**

Working drawings approved:                      July 1999

Begin construction:                                  January 2000

Complete construction:                              March 2001

**Staff Recommendation:      Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 13**

**UNIVERSITY OF CALIFORNIA (6440)**  
**SAN FRANCISCO CAMPUS, SAN FRANCISCO COUNTY**  
Chilled Water System, Phase 1

*Authority: Chapter 282/97, Item 6440-301-0658(21)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 13

University of California, San Francisco, Chilled Water System, Phase 1

#### Action Requested

**The requested action will provide approval of preliminary plans and release of working drawing funds.**

#### Scope Description

**This project is within scope.** The project will install chillers, cooling towers and related pumps and piping in the new Parnassus Central Utilities Plant and connect them to existing buildings to provide necessary cooling capacity. The project will correct overheating problems in the Health Sciences East building and allow for future connections to additional buildings.

#### Funding and Project Cost Verification

**This project is within cost.**

\$12,495,000 total estimated project cost

0

\$565,000 previously allocated for preliminary plans

\$11,930,000 to be allocated for: working drawings \$623,000; construction \$11,307,000

0

(\$10,385,000 contracts, \$519,000 contingency, \$403,000 A&E) at CCCI 5734

#### CEQA

The University certifies that it has complied with the requirements of CEQA for this project.

#### Project Schedule

**The project schedule is as follows:**

Working drawings approved: February 1999

Begin construction: September 1999

Complete construction: October 2001

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 14**

**UNIVERSITY OF CALIFORNIA (6440)**  
**SANTA BARBARA CAMPUS, SANTA BARBARA COUNTY**  
Broida Hall Building Renewal

*Authority: Chapter 282/97, Item 6440-301-0658(26)*

**a. Approve preliminary plans**

**APPROVED.**



## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 14

University of California, Santa Barbara, Broida Hall Building Renewal

#### Action Requested

**The requested action will provide approval of preliminary plans.**

#### Scope Description

**This project is within scope.** The project will renew or replace the existing building utility systems in Broida Hall, the 79,696 assignable square feet (asf) main Physics Department facility. Systems include fume hood exhaust, ventilation, chilled water, fire suppression and alarm, electrical and emergency electrical, telecommunications, cooling water, and plumbing. The project will also correct existing life safety, code and accessibility deficiencies.

#### Funding and Project Cost Verification

**This project is within cost.**

\$10,973,000 total estimated project cost

0

\$449,000 previously allocated for preliminary plans

\$10,524,000 to be allocated for: working drawings \$683,000; construction \$9,841,000

0

(\$8,815,000 contracts, \$614,000 contingency, \$412,000 A&E) at CCCI 5734

#### CEQA

The University certifies that it has complied with the requirements of CEQA for this project.

#### Project Schedule

**The project schedule is as follows:**

Working drawings approved: June 1999

Begin construction: October 1999

Complete construction: April 2001

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 15**

**CALIFORNIA STATE UNIVERSITY (6610)**  
**CALIFORNIA STATE UNIVERSITY, FRESNO**  
**FRESNO COUNTY**  
Infrastructure Improvements

*Authority: Chapter 282/97, Item 6610-301-0658(7)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 15

California State University, Fresno, Infrastructure Improvements

#### Action Requested

**The requested action will provide approval of preliminary plans and release of working drawing funds.**

#### Scope Description

**This project is within scope.** The project will provide a hot water distribution system for seven buildings in the central/west portion of the campus and will upgrade the existing storm drain system.

#### Funding and Project Cost Verification

**This project is within cost.**

\$4,149,000 total estimated project cost

\$145,000 project costs previously allocated: preliminary plans \$145,00 at CCCI 5734

\$4,004,000 proposed funding necessary

#### CEQA

A categorical exemption was filed with the State Clearinghouse on March 28, 1998.

#### Project Schedule

**The project schedule is as follows:**

Working drawings approved: March 1999

Begin construction: June 1999

Complete construction: July 2000

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 16**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**COAST COMMUNITY COLLEGE DISTRICT**  
**ORANGE COAST COLLEGE**  
**ORANGE COUNTY**  
Art Center

*Authority: Chapter 282/97, Item 6870-301-0658(12.1)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 16

California Community Colleges, Coast Community College District,  
Orange Coast College, Art Center

#### Action Requested

**The requested action will provide approval of preliminary plans and release working drawings funds.**

#### Scope Description

**This project is within scope.** The project will provide for construction of a new building which will include 35,985 asf of laboratory space for art, radio and television, industrial technology, applied design, cinematography, photography, and graphic arts: 2,639 asf for faculty and administration offices, and 1,964 asf for a lobby and exhibition area.

#### Funding and Project Cost Verification

**This project is within cost.**

\$14,928,000      total estimated project cost

\$513,000          previously allocated for preliminary plans

\$14,415,000      to be allocated: working drawings \$540,000; construction \$13,875,000  
(\$12,551,000 construction contracts, \$628,000 contingency, \$251,000  
construction management, and \$445,000 A & E/T & I) at CCCI 5734

#### CEQA

The project is in compliance with CEQA. The Notice of Final Determination was filed with the State Clearinghouse and approved on April 27, 1990.

#### Project Schedule

**The project schedule is as follows:**

Working drawings approved:      May 1999  
Complete construction:              December 2000

**Staff Recommendations:    Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT – ITEM 17

**CALIFORNIA COMMUNITY COLLEGES (6870)  
CONTRA COSTA COMMUNITY COLLEGE DISTRICT  
DIABLO VALLEY COLLEGE  
CONTRA COSTA COUNTY  
Music Remodel/Addition**

*Authority: Chapter 282/97, Item 6870-301-0658(18)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 17

California Community Colleges, Contra Costa Community College District,  
Diablo Valley College, Music Remodel/Addition

#### Action Requested

**The requested action will provide approval of preliminary plans and release working drawings funds.**

#### Scope Description

**This project is within scope.** While the final conformation of the building is significantly different than originally contemplated, staff has determined that these changes do not result in a scope change. This project remodels existing space and constructs additional space onto the circular (doughnut shaped) two-story Music building. The original project design included installing a roof over the existing internal courtyard, presently exposed to the outside remodeling practice rooms to house a recording lab and control room, and remodeling part of the second floor into practice rooms and making it accessible to all students.

The design team determined that extensive remodeling of certain spaces in the 35-year old building would trigger code requirements for extensive retrofitting and modernization of the entire building. Such a retrofit would result in a cost overrun. Consequently, the original project was revised, maintaining the programmatic purposes and space types. Components of the revised remodel include constructing a covered music lab in the middle of the building along with a control room and recording labs, remodeling of the interior first floor spaces for practice labs, music library, and library storage spaces, and adding practice labs along the perimeter of the building. Approximately 263 asf will be remodeled and 2,063 asf will be constructed resulting in 2,326 asf of music lab, practice, library and storage spaces.

#### Funding and Project Cost Verification

**This project is within cost.**

\$774,000     total estimated project cost

\$30,000     previously allocated for preliminary plans

\$744,000     to be allocated: working drawings \$35,000; construction \$709,000 (\$585,000 contracts, \$31,000 contingency, \$93,000 A&E/T&I) at CCCI 5734

#### CEQA

This project is in compliance with CEQA. A categorical exemption was filed April 2, 1998 with the State Clearinghouse. The waiting period expired on May 2, 1998.

#### Project Schedule

**The project schedule is as follows:**

Working drawings approved:     September 1998

Complete construction:             December 1999

**Staff Recommendations:     Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 18**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**CONTRA COSTA COMMUNITY COLLEGE DISTRICT**  
**LOS MEDANOS COLLEGE**  
**CONTRA COSTA COUNTY**  
Vocational Technology Addition

*Authority: Chapter 282/97, Item 6870-301-0658(21)*

**a. Approve preliminary plans**

**APPROVED.**



## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 18

California Community Colleges, Contra Costa Community College District, Los Medanos College,  
Vocational Technology Addition

#### Action Requested

**The requested action will provide approval of preliminary plans and release working drawings funds.**

#### Scope Description

**This project is within scope.** This project constructs a 5,366 asf addition for programs in appliance repair and automotive technology. Spaces include 3,851 asf for automotive lab, 1,195 asf for appliance lab, and 320 asf for oil containment spaces.

#### Funding and Project Cost Verification

**This project is within cost.**

\$2,062,000     total estimated project cost

\$74,000        previously allocated for preliminary plans

\$1,988,000     to be allocated: working drawings \$97,000; construction \$1,891,000  
(\$1,717,000 contracts, \$86,000 contingency, \$88,000 A&E/T&I) at CCCI 5724

#### CEQA

This project is in compliance with CEQA. A categorical exemption was filed on April 2, 1998 with the State Clearinghouse. The waiting period expired on May 2, 1998.

#### Project Schedule

**The project schedule is as follows:**

Working drawings approved:     November 1998

Complete construction:           November 1999

**Staff Recommendations:     Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 19**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**SAN LUIS OBISPO COUNTY COMMUNITY COLLEGE DISTRICT**  
**CUESTA COLLEGE - NORTH COUNTY CENTER**  
**SAN LUIS OBISPO COUNTY**  
Site Development

*Authority: Chapter 162/96, Item 6870-301-0658(60.2),*  
*Reappropriated: Chapter 282/97, Item 6870-490*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 19

California Community Colleges, San Luis Obispo Community College District,  
Cuesta College - North County Center, Site Development

#### Action Requested

**The requested action will provide approval of preliminary plans and release working drawings funds.**

#### Scope Description

**This project is within scope.** The project will develop infrastructure for a new campus center at an 80 acre site near Paso Robles water service roads. This includes utilities, sidewalks and drainage. The district will fund the construction and equipment phases of this project.

#### Funding and Project Cost Verification

**This project is within cost.** The district will fund the construction and equipment.

\$3,035,000 total project costs

\$81,000 previously allocated for preliminary plans

\$100,000 to be allocated for working drawings

\$2,854,000 to be allocated for: construction \$2,054,000; and equipment \$800,000 by the local district

#### CEQA

This project is in compliance with CEQA. The Final Notice of Determination was filed with San Luis Obispo County on January 22, 1998. The waiting period expired on February 23, 1998.

#### Project Schedule

**The project schedule is as follows:**

Working drawings approved: May 1998

Complete construction: September 1998

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 20**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**SIERRA JOINT COMMUNITY COLLEGE DISTRICT**  
**SIERRA COLLEGE**  
**PLACER COUNTY**

Student Services Center, Secondary Effects

*Authority: Chapter 282/97, Item 6870-301-0658(81)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 20

California Community Colleges, Sierra Joint Community College District, Sierra College,  
Student Services Center, Secondary Effects

#### Action Requested

**The requested action will provide approval of preliminary plans and release working drawings funds.**

#### Scope Description

**This project is within scope.** This project remodels vacated library space into a consolidated student services center. The 19,763 asf remodel provides spaces for offices, a student service center and meeting rooms.

#### Funding and Project Cost Verification

**This project is within cost.**

\$3,218,000 total project cost

\$92,000 previously allocated for preliminary plans

\$3,126,000 to be allocated for: working drawings \$174,000; construction \$2,952,000 (\$2,629,000 contracts, \$184,000 contingency; \$139,000 administration, testing, and inspection) at CCCI 5734

#### CEQA

This project is in compliance with CEQA. A categorical exemption was filed on March 12, 1998 with the State Clearinghouse and the waiting period expired on April 12, 1998.

#### Project Schedule

**The project schedule is as follows:**

Working drawings approved: December 1998

Complete construction: September 2000

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 21**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT**  
**IRVINE VALLEY COLLEGE**  
**ORANGE COUNTY**  
Fire Safety/Emergency Access Road

*Authority: Chapter 282/97, Item 6870-301-0658(67)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 21

California Community Colleges, South Orange County Community College District,  
Irvine Valley College, Fire Safety/Emergency Access Road

#### Action Requested

**The requested action will provide approval of preliminary plans and release working drawings funds.**

#### Scope Description

**This project is within scope.** The project will construct a 4,800 foot long road, 30 foot wide, for emergency vehicles providing a safe entrance into the campus and extending along the south perimeter. The project will also include a signal light at the campus entrance, road signage and landscaping.

#### Funding and Project Cost Verification

**This project is within cost.**

\$2,224,000 total estimated project cost

\$71,000 previously allocated for preliminary plans

\$2,153,000 to be allocated: working drawings \$84,000; construction \$2,069,000  
(\$1,854,000 contracts, \$94,000 contingency; \$121,000 A&E/T&I) at CCCI  
5734

#### CEQA

The project is in compliance with CEQA. The Negative Declaration was approved by the State Clearinghouse on August 14, 1996.

#### Project Schedule

**The project schedule is as follows:**

Working drawings approved: December 1998

Complete construction: August 1999

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 22**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT**  
**IRVINE VALLEY COLLEGE**  
**ORANGE COUNTY**  
Learning Resource Center, Secondary Effects

*Authority: Chapter 282/97, Item 6870-301-0658(68)*

**a. Approve preliminary plans**

**APPROVED.**



## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 22

California Community Colleges, South Orange County Community College District,  
Irvine Valley College, Learning Resource Center - Secondary Effects

#### Action Requested

**The requested action will provide approval of preliminary plans and release working drawings funds.**

#### Scope Description

**This project is within scope.** The 10,425 asf reconstruction of the old library for instructional space originally included: 2,324 asf for classrooms, 7,596 asf for laboratories, and 125 asf for offices. Minor modifications do not affect the scope of this project.

#### Funding and Project Cost Verification

**This project is within cost.**

\$624,000 total estimated project cost

\$20,000 previously allocated for preliminary plans

\$604,000 to be allocated: working drawings \$29,000; construction \$575,000 (\$486,000 contracts, \$34,000 contingency; \$55,000 A&E/T&I) at CCCI 5734

#### CEQA

This project is in compliance with CEQA. The Categorical Exemption was filed with the State Clearinghouse on February 16, 1998. The waiting period expired on March 18, 1998.

#### Project Schedule

**The project schedule is as follows:**

Working drawings approved: December 1998

Complete construction: August 1999

**Staff Recommendation: Approve preliminary plans.**

## ACTION ITEMS

### ACTION – ITEM 23

**DEPARTMENT OF GENERAL SERVICES (1760)  
LOS ANGELES STATE BUILDING AUTHORITY  
LOS ANGELES STATE OFFICE BUILDING - LOS ANGELES COUNTY**

*Authority : Government Code—Chapter 429/93--Section 14669.5*

- a. Authorize site selection and acquisition of Parcel 9354, comprising approximately 1,700 square feet underlying fee beneath a two-story addition with basement at the Los Angeles State Office Building (Junipero Serra)**
- b. Find and determine that the elements of public necessity have been met and adopt a resolution authorizing acquisition by eminent domain and an Order for Immediate Possession covering Parcel 9354**

**APPROVED.**

## ACTION ITEMS

### STAFF ANALYSIS – ITEM 23

Department of General Services, Real Estate Services Division,  
Fourth and Broadway/Luby Building, Los Angeles

#### Action Requested

**The requested action will authorize the site selection and acquisition of Parcel 9354 comprising approximately 1,700 square feet underlying fee beneath a two-story addition with basement to the downtown Los Angeles Broadway Department Store property.**

#### Background

The Broadway Department Store property is a ten-story structure which was acquired in fee by deed recorded October 23, 1995 through an exercise of Joint Powers Authority between the State of California and the Community Redevelopment Agency of the City of Los Angeles, duly organized and operating pursuant to Chapter 5, Division 7, Title 1 of the Government Code of the State of California and is known as the Los Angeles State Office Building Authority (LASBA).

The subject parcel is a 1,700 square foot, two story addition with basement to the Broadway Department Store. It was acquired by LASBA concurrently with the acquisition of the Broadway Building through assignment of a long term lease originating in the 1930s and expiring in 2020. Historically, this addition was included in the various leasehold interests of the former Broadway Building. However, title conveyances over the years have failed to include the legal description

of the subject parcel. Department of General Services appraised the addition and concluded that the subject was of nominal value of \$1,000.

According to the title report, the subject parcel is vested in “The heirs and devisees of Isabel M. Anderson, deceased, their interest being subject to the administration of the estate of said decedent”. The Los Angeles Attorney General's Office is handling this project and has had an investigator perform the necessary due diligence to satisfy the court that all effort possible was made to find heirs. The extensive investigation has failed to produce any evidence of descendants of Isabel M. Anderson. Documents suggest that Ms. Anderson died intestate. Because no trace of heirs of the vestee have been found, eminent domain proceedings will be necessary.

#### Scope Description

**The project is within scope.**

#### Funding and Project Cost Verification

**The project is within cost.**

#### CEQA

The Department of General Services filed a Notice of Exemption with the State Clearinghouse on January 23, 1995 for the acquisition of the former Broadway Building. The required 30-day filing period elapsed with no disputes.

#### Project Schedule

Escrow is expected to close and the property transferred to the State upon completion of the eminent domain proceedings.

**Staff Recommendation:     Approve site selection and acquisition by eminent domain.**

## ACTION ITEMS

### ACTION – ITEM 24

**DEPARTMENT OF GENERAL SERVICES (1760)**

**REAL ESTATE SERVICES DIVISION**

**DEPARTMENT OF MILITARY (8940)**

**LOS ANGELES ARMORY SITE - AZUSA, LOS ANGELES COUNTY**

*Authority : Chapter 303-95, Item 8940-301-001(2)  
Chapter 162/96, Item 8940-301-0001  
Chapter 282/97, Item 8940-301-0001(2), 70.52.010  
[Chapter 282/97, Item 8940-301-0890(2)]*

- a. Approve settlement of fee interest in Parcel 9613**
- b. Approve administrative settlement of fee interest in the surface rights of entry for the 1990 mineral rights of Parcel 9613**
- c. Approve preliminary plans contingent on obtaining title insurance for the surface rights of entry for the 1937 mineral rights of Parcel 9613**

**APPROVED.**

## ACTION ITEMS

### STAFF ANALYSIS – ITEM 24

Department of General Services, Real Estate Services Division, Department of Military,  
Los Angeles Armory Site

#### Action Requested

**The requested actions will: 1) authorize the settlement amount of \$4.575 million for fee title acquisition of a 15 net acres of land located at 1701 North Todd Avenue in the City of Azusa for the construction of an armory facility; 2) approve the administrative settlement of fee interest in the surface rights of entry for the 1990 mineral rights of the same parcel; and 3) approve preliminary plans and release of working drawing funds.**

#### Scope Description

**This project is within scope.** The project consists of a 84,153 gross square foot two-story armory building. The building will have space for an assembly hall, classrooms, offices, locker rooms, vaults, administration, and all necessary functional and support areas. Adjacent to the main building will be a 5,000 square foot pre-engineered building for storage, and facilities for washing and fueling vehicles.

### Funding and Project Cost Verification

**This project is within cost.** Study and preliminary plans and acquisition funds are available through Chapter 162/96, Item 8940-301-0001. Construction funds are available through Chapter 282/97, Item 8940-301-0001(2); 70.52.010. Total estimated construction cost is \$13.245 million as outlined below.

\$6,975,000	funding in place including federal trust funds
\$13,245,000	proposed funding necessary including federal trust funds
0	
\$20,220,000	total estimated project cost
0	
\$1,000,000	previously transferred for preliminary plans
\$5,405,000	previously transferred for land acquisition
\$13,815,000	to be allocated: working drawings \$570,000; construction \$13,245,000;
0	contract \$11,636,000; contingency \$582,000; project
	management/inspection/other \$1,027,000

### CEQA

A Notice of Determination was filed with the State Clearinghouse August 12, 1997. The 30-day waiting period has expired with no actions as of September 11, 1997.

### Project Schedule

**The project schedule is as follows:** Escrow is expected to close and the property transferred to the State in June, 1998;

Acquisition:	June 1998
Working drawings approved:	November 1998
Complete construction:	June 2000

### Other

- The Public Works Board approved site selection and acquisition of the subject property in September 1997 in the amount of \$4.575 million. Of this amount, \$50,000 has been transferred through escrow to the grantor in accordance with the Property Acquisition Agreement.
- There are third party interests in the underlying mineral rights related to the subject property that require addressing to eliminate risks to the project. The Department of General Services has identified two sets of mineral interests. One interest dates back to 1937, another, dating from 1990, includes three parties. In 1937, one half of the mineral rights were reserved by four individuals from the Vosberg family. In 1990 the other half of the mineral rights were reserved by three individuals:  $\frac{1}{2}$  by Johnny Johnson (resulting in a  $\frac{1}{4}$  interest),  $\frac{1}{4}$  by Glenn

Watson (resulting in a 1/8 interest), and ¼ by O.E. Rodeffer (resulting in 1/8 interest). In 1965 the Vosbergs clarified the nature and extent of their mineral rights by quitclaiming to Johnson, Watson, and Rodeffer their right of surface entry on certain specified parcels except, they reserved the right to slant drill from lots 19 and 36, which make up the property to be acquired by the State. This quitclaim creates the implication that the Vosbergs did not reserve minerals which could be obtained by surface mining. A small portion of the property has “oil, gas and other minerals” reserved without right of surface entry by the Vosbergs.

- Given the nature of the mineral reservations, it is uncertain whether the mineral owners will have the right to surface mine the property. No potential heirs have been identified after an exhaustive search of the 1937 mineral interests. In order to eliminate this possibility, real estate staff recommends an administrative settlement with the majority of the 1990 property owners and obtaining title insurance to cover the risk of claims from heirs to the 1937 mineral interests.

**Staff recommendation:**

- 1) Approve the settlement of fee interest in Parcel 9613;**
- 2) Approve the administrative settlement of fee interest in the surface rights of entry for the 1990 mineral rights of Parcel 9613; and**
- 3) Approve preliminary plans contingent on obtaining title insurance to cover construction risks for the surface rights of entry for the 1937 mineral rights of Parcel 9613**

## ACTION ITEMS

### ACTION – ITEM 25

#### DEPARTMENT OF FISH AND GAME (3600)

#### TULARE COUNTY

Dutch John Fish Barrier, South Fork of the Kern River

*Authority: Chapter 282/97, Item 3600-301-0786(1) Minor Projects*

- a. **Approve reversion of the appropriation due to termination of the project. Funding to revert to the unappropriated surplus of the California Wildlife, Coastal and Park Land Conservation Fund of 1988 in accordance with Section 16351.5 of the Government Code.**

<u>Location /Project</u>	<u>Chapter/Year</u>	<u>Item</u>	<u>Amount</u>
Dutch John Fish Barrier South Fork Kern River	282/97	3600-301-0786(1)	\$200,000

**APPROVED.**

## ACTION ITEMS

### STAFF ANALYSIS – ITEM 25

Department of Fish and Game - Dutch John Fish Barrier

#### Action Requested

**The requested action will approve the termination of the project and revert the entire appropriation to Fund 786, Proposition 70, California Wildlife, Coastal, and Park Land Conservation Act of 1988.** This project was canceled because the U.S. Forest Service was not in agreement with the project.

#### Scope Description

While project is within scope, it is being terminated for the reason described above.

#### Funding and Project Cost Verification

While this project is within cost, it is being terminated for the reason described above.

#### Reason for project termination

Objections of the U.S. Forest Service to construction of the project.

**Staff Recommendation:**     **Approve termination of project and reversion of appropriation authority and funds.**



## **OTHER BUSINESS**

### **ITEM 26**

Approve a resolution to appoint James E. Tilton as Administrative Secretary.

**APPROVED.**

## **REPORTABLES**

To be presented at meeting.

Date:

Respectfully Submitted,

SUZANNE V. BOST  
Assistant Administrative Secretary